



Marion County Assessor

Greg Bowes

December 30, 2009
For Immediate Release:

Greg Bowes, Marion County Assessor, announced today that the assessments supporting the 2010 property tax bills have been processed and approved. With these assessments, tax bills can be sent to taxpayers on time for the May and November due dates for the first time since 2006. This marks the third annual assessment completed by the county assessor in this calendar year.

Taxpayers can now predict what their maximum tax liability will be for the 2009 (payable in 2010) tax cycle. More than 82% of residential properties will see a decrease in their assessments. That decrease, along with the 1% tax cap for most homestead properties, offers homeowners meaningful property tax relief.

The return to a normal property tax billing cycle comes as a result of the November 2008 public question vote to transfer township assessor responsibilities to the County Assessor. In addition to more timely assessments, assessor consolidation is budgeted to save taxpayers \$2 million annually in property taxes for the assessment process when compared to the 2009 appropriation. Bowes also predicts assessments will be more accurate, uniform, and equitable as a result of consolidation, and promises to make more assessment information available to the public.

As an example, the County Assessor created a map tool at <http://maps.indy.gov/propertyassessmentviewer/>, which shows the assessment changes for any property in Marion County. Taxpayers may also find basic information about their assessment by using the tool at <http://cms.indy.gov.org/MyAssessedValue/>. General information about assessments and property taxes can be found at www.indy.gov/assessor or www.in.gov/dlqf.

In 2008, the state legislature imposed a cap on property taxes. For taxpayers with homestead status, the cap will be 1% for the coming 2009 (payable in 2010) tax cycle. Using the assessments just certified, most taxpayers can multiply their assessments by these tax caps to predict the worst case scenario for their tax liability for the next year. As an example, a homestead property assessed at \$100,000 would pay no more than \$1,000 in 2010. Agricultural and other residential properties, such as rental housing will see tax caps of 2% for 2010. Taxes for all other property types are capped at 3%. These new tax caps are codified at See Ind. Code § 6-1.1-20.6, which is available at <http://www.in.gov/legislative/ic/code/title6/ar1.1/ch20.6.html>.

Please note: where voters have agreed in a referendum to pay more for local government spending, such as for school construction, that cost would be paid over and above the tax cap. Three taxing units in Marion County have already passed this kind of a referendum. **Also important:** certain kinds of property common to a home may not be covered by the 1% homestead cap. Assessments for more than the first acre of land, swimming pools, second and third garages, and other yard items are not subject to the 1% tax cap. No property will be taxed at more than 3% of its value unless the referendum exception applies. **Not known yet:** because tax rates have not yet been established, taxpayers cannot yet determine their exact tax liability.

For more information, please contact:

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Comparison of Gross AVs by District

Taxing District Number	Taxing District Name	2008 Pay 2009 Total AV	2009 Pay 2010 Total Gross AV	Percent Change
101	INDPLS CITY - CENTER TWP	10,543,097,145	10,201,620,489	-3.24%
102	BEECH GROVE CITY - CENTER TWP	264,192,067	257,470,830	-2.54%
200	DECATUR TOWNSHIP - SANITATION	1,787,544,900	1,728,613,310	-3.30%
201	INDPLS CITY - DECATUR TWP	3,696,830	3,512,080	-5.00%
230	DECATUR TOWNSHIP - TRI COUNTY CONSERVANCY	-	130,836,500	
270	INDPLS-DECATUR TWP-POLICE-OUTS	56,431,470	63,032,830	11.70%
274	INDPLS-DECATUR TWP-POLICE & FI	230,570	234,100	1.53%
300	FRANKLIN TWP-SANITATION	3,234,073,667	3,188,581,180	-1.41%
302	BEECH GROVE CITY-FRANKLIN TWP	171,176,800	171,193,570	0.01%
320	BEECH GROVE-FRANKLIN TWP-FRANK	8,896,610	9,699,860	9.03%
376	INDPLS-FRANKLIN TWP-FIRE-OUTSI	204,650	192,620	-5.88%
382	FRANKLIN TWP-CONS COUNTY	14,798,340	14,362,470	-2.95%
400	LAWRENCE TWP-SANITATION	5,307,422,100	5,170,300,691	-2.58%
401	INDPLS-LAWRENCE TWP	770,123,116	732,181,735	-4.93%
407	LAWRENCE CITY	2,623,159,890	2,506,795,690	-4.44%
474	INDPLS-LAWRENCE TWP-POLICE & F	27,250,380	26,245,950	-3.69%
476	INDPLS-LAWRENCE TWP-FIRE-SAN	1,306,310	1,304,360	-0.15%
500	PERRY TWP-SANITATION	5,006,591,392	4,818,094,710	-3.76%
501	INDPLS-PERRY TWP	270,065,470	252,214,080	-6.61%
502	BEECH GROVE - PERRY TWP	407,884,650	375,605,570	-7.91%
513	SOUTHPORT-PERRY TWP	98,364,600	93,111,620	-5.34%
520	BEECH GROVE - PERRY SCH	29,481,460	28,557,640	-3.13%
523	MECROFT - PERRY TWP	48,101,880	45,296,390	-5.83%
570	INDPLS-PERRY TWP-POLICE-SANITA	128,794,560	133,763,460	3.86%
574	INDPLS-PERRY TWP-POLICE & FIRE	274,216,390	258,804,940	-5.62%
576	INDPLS-PERRY TWP-FIRE-SAN	1,094,670	1,325,750	21.11%
600	PIKE TWP-OUTSIDE SANITATION	6,610,051,874	6,436,138,326	-2.63%
601	INDPLS-PIKE TWP	177,991,856	168,563,070	-5.30%
604	CLERMONT - PIKE TWP	29,073,060	28,180,100	-3.07%
674	INDPLS-PIKE TWP-POLICE & FIRE-	222,372,843	213,634,850	-3.93%
676	INDPLS-FIRE-SAN	2,764,280	2,813,700	1.79%

Comparison of Gross AVs by District

Taxing District Number	Taxing District Name	2008 Pay 2009 Total AV	2009 Pay 2010 Total Gross AV	Percent Change
682	PIKE TWP-CONS COUNTY	7,273,310	6,680,220	-8.15%
700	WARREN TWP-SAN	3,521,770,443	3,392,729,050	-3.66%
701	INDPLS-WARREN TWP	1,720,185,466	1,560,841,300	-9.26%
702	BEECH GROVE - WARREN TWP	3,241,980	3,003,410	-7.36%
716	WARREN PARK-WARREN TWP	71,129,158	69,019,800	-2.97%
724	CUMBERLAND TOWN-WARREN TWP	120,413,758	112,405,730	-6.65%
770	INDPLS-WARREN TWP-POLICE-SANIT	393,648,458	393,751,150	0.03%
774	INDPLS-WARREN TWP-POLICE & FIR	34,249,550	32,930,890	-3.85%
776	INDPLS - FIRE	564,370	581,640	3.06%
800	WASHINGTON TWP-SAN	8,049,610,570	8,037,180,116	-0.15%
801	INDPLS-WASHINGTON TWP	3,765,487,417	3,685,707,769	-2.12%
805	CROWS NEST-WASHINGTON TWP	42,801,660	39,899,220	-6.78%
806	HIGHWOODS - WASHINGTON TWP	2,828,370	2,736,490	-3.25%
809	NORTH CROWS NEST - WASHINGTON	9,855,200	9,601,620	-2.57%
811	ROCKY RIPPLE - WASHINGTON TWP	35,036,910	35,284,280	0.71%
815	SPRING HILL - WASHINGTON TWP	18,277,460	18,782,180	2.76%
817	WILLIAMS CREEK - WASHINGTON TW	141,427,430	139,812,350	-1.14%
820	MERIDIAN HILLS - WASHINGTON TW	377,653,380	376,322,010	-0.35%
822	WYNNEDALE - WASHINGTON TWP	21,146,040	20,628,100	-2.45%
874	INDPLS-WASHINGTON TWP-POLICE &	16,075,880	16,047,160	-0.18%
876	INDPLS-WASHINGTON TWP-FIRE	442,160	439,190	-0.67%
900	WAYNE TWP - SAN	3,320,296,694	3,255,539,210	-1.95%
901	INDPLS - WAYNE TWP	1,796,521,256	1,453,263,670	-19.11%
904	CLERMONT - WAYNE TWP	68,257,621	62,823,130	-7.96%
914	SPEEDWAY - WAYNE TWP	965,882,325	993,972,710	2.91%
930	WAYNE TWP - BEN DAVIS CONSERVA	444,428,225	428,401,680	-3.61%
970	INDPLS - WAYNE TWP - POLICE -	230,310,051	241,803,610	4.99%
974	INDPLS - WAYNE TWP - POLICE &	1,754,070	1,425,060	-18.76%
976	INDPLS-WAYNE TWP-FIRE	206,370	217,670	5.48%
979	INDPLS-WAYNE TWP-BEN DAVIS CON	209,540	242,680	15.82%
982	WAYNE TWP-CONS COUNTY	415,017,078	394,928,010	-4.84%
County Total		63,716,456,030	61,849,283,576	-2.93%

Comparison of Gross AV by Property Type

	2008 Payable 2009	2009 Payable 2010	Percent Change
AGRICULTURAL	96,667,200	93,164,600	-3.62%
COMMERCIAL & INDUSTRIAL	17,830,781,100	17,779,398,700	-0.29%
PERSONAL PROPERTY	6,867,414,564	6,705,536,056	-2.36%
RESIDENTIAL	35,365,253,800	33,703,021,900	-4.70%
	<u>60,160,116,664</u>	<u>58,281,121,256</u>	<u>-3.12%</u>

Percent Change Analysis - Number of Parcels Experiencing Change

Property Class	Greater than 10% Decrease	5%-10% Decrease	Less than 5% Decrease	No Change	Less than 5% increase	5%-10% Increase	Greater than 10% Increase	Total Of Parcel Number
Agricultural	10	115	202	125	587	46	14	1,099
Commercial	731	226	197	17,108	370	70	549	19,251
Exempt	44	301	322	3,959	58	10	17	4,711
Industrial	72	13	18	2,802	97	12	62	3,076
Mineral Rights	1			4				5
Residential	26,736	129,094	101,630	40,212	8,500	2,686	3,949	312,807
Utility	2	1	5	559	23	1	1	592
Total	27,596	129,750	102,374	64,769	9,635	2,825	4,592	341,541

Percent Change Analysis - Number of Parcels Experiencing Change 2008-2009 Gross AV

Property Class	Greater than 10% Decrease		Less than 5% Decrease		Less than 5% increase		Greater than 10% Increase	
	5%-10% Decrease	18.38%	No Change	53.41%	5%-10% Increase			
Agricultural	0.91%	10.46%	11.37%	53.41%	4.19%			1.27%
Commercial	3.80%	1.17%	1.02%	88.87%	1.92%	0.36%		2.85%
Exempt	0.93%	6.39%	6.84%	84.04%	1.23%	0.21%		0.36%
Industrial	2.34%	0.42%	0.59%	91.09%	3.15%	0.39%		2.02%
Mineral Rights	20.00%	0.00%	0.00%	80.00%	0.00%	0.00%		0.00%
Residential	8.55%	41.27%	32.49%	12.86%	2.72%	0.86%		1.26%
Utility	0.34%	0.17%	0.84%	94.43%	3.89%	0.17%		0.17%
Total	8.08%	37.99%	29.97%	18.96%	2.82%	0.83%		1.34%